

COMMISSION MEETING MINUTES

Indiana Fire Prevention and
Building Safety Commission
Government Center South
302 W. Washington Street
Indianapolis, Indiana 46204
Conference Center Room B

October 6, 2015

Pursuant to IC 22-12-2-6, the Indiana Fire Prevention and Building Safety Commission's regular monthly meeting was opened by Chairman Hawkins at 9:01 a.m. on October 6, 2015.

(a) Commissioners present at the Commission meeting:

Ron Brown
Gregory Furnish
John Hawkins, Chairman
Todd Hite, representing the Commissioner, Department of Health, late arrival
James Hoch
James Jordan
Matt Mitchell
Jessica Scheurich
Craig Von Deylen

Commissioners not present at the Commission meeting:

Patrick Richard
Kevin Goeden, representing the Commissioner, Department of Labor

(b) The following departmental and support staff were present during the meeting:

Legal and Code Services

Denise Fitzpatrick, Code Specialist
Beth Sutor, Secretary
James Schmidt, Deputy Attorney General, partial attendance

2. Old Business

Chairman Hawkins called for any corrections or a motion for approval for the September 1, 2015, minutes. Commissioner Scheurich moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

3. Third Party

HWC
1627 S. Myrtle Avenue
Clearwater, Florida 33756

PFS Corporation
1507 Matt Pass
Cottage Grove, WI 53527

Kevin Troy, Fire and Building Code Enforcement, introduced the applications and recommended approval. Commissioner Von Deylen moved to approve both applications, with the second by Commissioner Hoch. It was voted upon and carried.

4. Ordinances

Chesterton Town Code Amendment
Chesterton, Indiana

Chairman Hawkins noted that the amendment required a sticker to be attached to trusses made of manufactured or engineered wood products. Commissioner Hoch moved to approve the ordinance, with the second by Commissioner Von Deylen. It was voted upon and carried with one nay.

5. Reconsideration of the Haro Building

Christina Collester, proponent for the application, had not yet arrived. It was suggested they tabled until later in the agenda. Commissioner Von Deylen moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

6. Reconsideration of Variance #15-09-64 The Tap, Indianapolis

Per the instructions of the Commission, when the 45-day variance was granted, the proponent returned with the pictures of the remedy for the violation issued for exposed sanitary piping. The owner have installed ceiling panels under the exposed piping except for six locations over walkways. The panels cover 90% of the piping, and the six exposed locations had tape applied to

the joints to seal them. Following discussion, Commissioner Brown moved to approve with the second by Commissioner Von Deylen. It was voted upon and carried.

7. Variances

Tabled Variances:

15-06-35 Studio 321 Performance Seating, Evansville

The proponent had withdrawn the application.

15-08-17 Lincoln Industries Warehouse Addition, Boonville

The proponent had requested the variance be tabled until the November agenda. Commissioner Von Deylen moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

15-09-20 The Batesville House, Lawrenceburg

No proponent was available for questions. Commissioner Scheurich moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

15-09-23 The Place, Bloomington

No proponent was available for questions. Commissioner Brown moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

15-09-30(a)(b) Porter Lakes Elementary School, Hebron

Melissa Tupper, RTM Consultants, spoke as proponent. Mary Ellen Wolfe, architect, also presented. The school offices were being relocated, to improve security for the students and staff, from the center of the building to the area adjacent to the vestibule addition. The addition and offices will not be sprinklered, and will not be separated by a fire wall which would obstruct the lines of sight necessary as part of the security program. A corridor smoke detection system will be installed in the existing building and addition, and a fire alarm system, throughout the existing building, will be carried into the addition. Following discussion of fire-rated glass and water pressure issues, Commissioner Hoch moved to approve both (a) and (b) with the condition that the addition is to be separated by a rated wall or close spaced sprinklers where there is no wall. Commissioner Scheurich made the second. It was voted upon and carried.

15-09-34(b) Grand and Main, Carmel

Ed Rensink, RTM Consultants, spoke as proponent. The request in variance (b) was to allow the use of a six foot fence on the fourth side of the courtyard and pool area only, using the apartment building as a barrier for the other three sides. The pool facilities are for the residents and their guests only. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

15-09-37(a)(b)(c)(d)(e) Merchandise Warehouse Co, Inc. Indianapolis

Dennis Bradshaw, FP&C Consultants, spoke as proponent. Variance (a) was to allow the S-2 occupancy, high-pile combustible storage, sub-zero freezer to omit the sprinkler system. The Class One commodity, frozen food, is stored in metal bins on metal racks in a Type II non-combustible construction building. The temperature is monitored 24/7 by staff, and any fluctuation would be noted before a sprinkler could detect a fire and respond. The masonry walls at the S-1 building connector would serve as a 3-hour separation. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried with a vote of 5 to 2 by show of hands. Variance (b), concerning travel distance, was withdrawn. Variance (c) was to allow the freezer addition to be separated from the rest of the existing building by 3-hour fire barriers. Non-rated openings within the fire barriers are to be protected by close spaced sprinklers located at the openings. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (d) was a request to allow the use of knockout panels in lieu of the fire department access doors. The panels, which would protect the thermal envelope of the freezer, would be marked with special markings to alert the firemen to their location. The panels would also be identified on the interior so that no storage is placed in front of them. Following a lengthy discussion, Commissioner Von Deylen moved to deny, with the second by Commissioner Hoch. It was voted upon and carried. Variance (e) was a request to allow a similar panel in the ceiling to replace the smoke and heat vents. The proponent requested it be tabled to allow him time to research alternatives. Commissioner Von Deylen moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

15-09-61 AI Campus Bunkhouse, Marshall

No proponent was available for questions. Commissioner Von Deylen moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

15-09-62 Rocket 88 Doughnuts, Indianapolis

No proponent was available for questions. Commissioner Von Deylen moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

15-09-77(a) Lafayette Banquet Hall, Indianapolis

Melissa Tupper, RTM Consultants, spoke as proponent. Kelli Garcia, owner, was also present. The request was for points for the Chapter 34 evaluation. An existing 8" CMU wall was to serve in lieu of a structurally independent 3-hour fire wall in the building changing use from mercantile to assembly. The owner has installed a monitored fire alarm and an automatic fire detections system, but wish to omit a sprinkler system. They have 204 inches of exit width, 38% over what is required, a shunt trip on the audio system, and the second floor doors have been alarmed to keep public from the second floor. David Carpenter, Indianapolis Fire Department, had requested a change of door swing in the back hallway, but otherwise did not object. Commissioner Von Deylen moved to approve with the condition that a shunt trip be installed on the sound system and they reverse the door swing as requested by IFD. Commissioner Scheunich made the second. It was voted upon and carried.

15-09-78(b) Darrin's Coffee, Zionsville

The application had been withdrawn by the proponent.

15-09-83(a)(b)(c)(d) West Wing Vertical Expansion, Elkhart

No proponent was available for questions. Commissioner Von Deylen moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

15-10-57 Williamsburg Phase 1, Ft. Wayne

Mark Riffey, Ryan Fireprotection, spoke as proponent. The request was to allow the use of a 13D system in the apartment complex. The single story units would each have a one-hour fire separation. Following discussion, Commissioner Mitchell moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

15-10-58(a)(b) Girl Scouts of Central Indiana Headquarters, Indianapolis

No proponent was available for questions. Commissioner Von Deylen moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

16090 Georgia Reeses, Indianapolis

The application was incomplete. Commissioner Mitchell moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

16149 Smith House Smoke Detectors, Bloomington

The application was incomplete. Commissioner Brown moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

16229(a)(b)(c) Jewish Community Center, Indianapolis

The application was incomplete. Commissioner Brown moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

16237(a)(b)(c)(d) City Way Phase II Building A, Indianapolis

The application was incomplete. Commissioner Brown moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

16288 McKenney-Harrison Elementary, Auburn

The proponent withdrew the application.

16309 Cambria Suites Hotel, Plainfield

The application was incomplete. Commissioner Brown moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

Regular Variances

Chairman Hawkins called for any variances in the block vote to be called out. There were none. Commissioner Von Deylen noted he would abstain from voting on 15-10-11, TPG Marine Enterprises LLC, Indianapolis. Commissioner Hoch noted he would abstain from voting on 15-10-27(a)(b)(c)(d) Ash Brokerage Headquarters, Ft. Wayne. Commissioner Scheurich moved to table the incomplete "A" and "B" variances shown as 15-10-03 1732 N. Lincoln Windows, Bloomington, 15-10-05 comfort Suites Rensselaer, Rensselaer, 15-10-06 John Morrell, Greenfield, 15-10-07 St. Pius X Parish, Granger, 16326(a)(b)(c)(d) Skyline Garage, Ft. Wayne, and 16331 Southmont Concession and Restroom Building, Crawfordsville. Commissioner Jordan made the second. It was voted upon and carried. Commissioner Mitchell then moved to approve the "A" and "B" variances, with the second by Commissioner Hoch. It was voted upon and carried.

The following variances were approved as submitted:

- (1) 15-10-08 Royal on the Eastside, Bloomington
- (2) 15-10-11 TPG Marine Enterprises LLC, Indianapolis

- (3) 15-10-12 Vortex Indoor Karting & Games, Ft. Wayne
- (4) 15-10-13 Remington Water Treatment Plant, Remington
- (5) 15-10-14 Traditions at North Willow, Indianapolis
- (6) 15-10-15 Brookside Assisted Living, McCordsville
- (7) 15-10-25 Carmel Clay Maintenance and Training Facility, Carmel
- (8) 15-10-27(a)(b)(c)(d) Ash Brokerage Headquarters, Ft. Wayne
- (9) 15-10-46 The Flats at Switch, Fishers
- (10) 15-10-48 Traditions at Hunter Station, Clarksville

The following variances were heard separately:

- (11) 15-10-01 Water for Fire Flow Requirements, Bloomington

Steve Hoffman, Hoffman Engineering, spoke as proponent. He wanted to build a 40,000 square foot facility for a hangar, a flight school and offices. He had extended a 6" and 8" water main, added a 12" water main and still couldn't get the amount of flow required for the facility, ending up 150 gallons short. Following discussion, Commissioner Mitchel moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

- (12) 15-10-02 Historic Central Apartments Pool, Indianapolis

The proponent had not yet arrived to present the variance. It was moved to later on the agenda.

- (13) 15-10-04 Fire Door removal Frankfort Middle School, Frankfort

No proponent represented the application. Per the application, the building had been sprinklered, and the fire doors were no longer needed. Commissioner Brown moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

- (14) 15-10-18 Integrity Machines Systems Inc., Indianapolis

Melissa Tupper, RTM Consultants, spoke as proponent. The facility is to be a one story, wood construction shop to manufacture and test machines, with the nearest fire hydrant 1,300 to 1,400 feet away from the building. The request was to omit the fire hydrant required by code, the cost of which would be over \$110,000 to install for the \$350,000 project. The owner of the land on which the building is to be constructed had just received a variance to omit the hydrant for his building. David Carpenter, Indianapolis Fire Department, addressed the Commission. He noted that while the closest station may have a pumper truck and a 1,000 feet of hose, you can't count on them being in the station when

you need them since they may already be on a run. Commissioner Von Deylen noted that the cost of water, power, and sewage are all part of construction and should be taken into account. The proponent then asked to table the application. Commissioner Brown moved to table, with the second by Commissioner Furnish. It was voted upon and carried.

Breaking and reconvening. Chairman Hawkins recessed the Commission at 10:32 a.m. It was called back to order at 10:43 a.m.

(15) 15-10-19 Christian Life Church New Multi-Purpose Building, Frankfort

Melissa Tupper, RTM Consultants, spoke as proponent. An existing building is to have a new multi-purpose building and canopy which overhangs but is not attached to either building constructed as part of a three-phase expansion project. The request is to omit the 2-hour fire wall required by code to separate existing construction from new. The new multi-purpose building and canopy are to be sprinklered. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

(16) 15-10-20 Meijer Main Store, Indianapolis

Christian Belz, SSOE Group, spoke as proponent. The request was to omit sprinklers from a seasonally occupied, 2016 square foot greenhouse, constructed of metal framing and translucent membrane covering which complies with NFPA 701. It is 42 feet from the building, within the 60 foot side yard. Fire extinguishers would be placed at both ends of the structure. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

(17) 15-10-21(a)(b) Memorial Park Middle School, Ft. Wayne

Ed Rensink, RTM Consultants, spoke as proponent. An expansion of the cafeteria and a small vestibule, with an additional exit to the exterior, is planned to help reduce the number of lunch periods needed to feed the students and staff. Variance (a) was to allow the use of a 2-hour fire barrier to separate the cafeteria and addition from the existing building in lieu of a fire wall to create the separate fire area. Variance (b) was to allow the vestibule, used with the next exit, to be separated by a 2-hour fire barrier instead of a fire wall. Jim Murua, Ft. Wayne Fire Department, also addressed the Commission. He noted there is no cooking done in the kitchen, and did not object to the variance. He did request they extend the fire alarm system into the addition. Following discussion, Commissioner Von Deylen moved to approve both (a) and (b), with the second by Commissioner Hoch. It was voted upon and carried.

- (18) 15-10-22 The Legends Golf Club Assembly Building, Franklin

Ed Rensink, RTM Consultants, spoke as proponent. This is a request to supersede variance 13-04-47 which omitted an automatic sprinkler system but was conditioned to not permit a kitchen or food preparation. The owner wishes to install a commercial kitchen to expand the use of the dining facility for club members. The equipment would be protected with commercial Type 1 hoods and exhaust systems. The building has a monitored fire alarm system, and a smoke detection system tied to the fire alarm system. The assembly space is open concept with four exits directly to the exterior of the building, and a 50 foot travel distance. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried with one nay.

- (19) 15-10-23 Ash Brokerage Headquarters, Ft. Wayne

Ed Rensink, RTM Consultants, spoke as proponent. This is a request to supersede variance 14-03-13(b) which allowed an actual occupant load instead of a calculated occupant load for the seventh floor. The revised variance is for an actual occupant load of 440 or less instead of the 660 or less requested by the previous variance. The owner has stated that the maximum occupant load for the Training Room will be 350, and will not be occupied at capacity with the dining room or other 7th floor areas. An exterior stair which had been planned to connect the 7th floor with the occupied garage rooftop will not be provided, and the maximum capacity of the 2 enclosed interior stairs will be 440. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Brown. It was voted upon and carried. Commissioner Hoch abstained.

- (20) 15-10-26 Lamasco Bar and Grill Apartment Remodel, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. Variance 14-10-57 was granted a year ago with the condition that the second floor was not to be used. A fire alarm, smoke detector and shunt trip for the audio system was installed. The owner now wishes to put an second floor apartment over the addition, protected by a 13R sprinkler system, with an additional exit. A suspended ceiling will be placed over the kitchen and office area, with concealed spaces sprinklered. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

- (21) 15-10-50 Chatham Glen Apartments, Avon

Mark Riffey, Ryan Fireprotection, spoke as proponent. The request was to allow the use of a 13D sprinkler system in each dwelling unit, with on-hour fire separations. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

- (22) 15-10-54 Safe Room, Whiteland
- (23) 15-10-55 Clark Pleasant Middle School Safe Room, Greenwood
- (24) 15-10-56 Break O Day Elementary Safe Room, New Whiteland

Cindy Conner, Clark-Pleasant Schools, spoke as proponent. The request is to allow the use of pressure latches for rooms to be used by children during anger issues to de-escalate and regain their composure. The rooms are inside classrooms, located under a sprinkler, and without a ceiling. Three adults are in attendance when the rooms are in use, and one is required to keep pressure on the latch control pad to keep it in the locked position. A release of pressure on the pad releases the mechanism. Lowell Weber, LBO for Greenwood, and Rodney Johnson, LFO for Greenwood, both addressed the Commission. Following discussion, Commissioner Brown moved to approve all three applications, with the second by Commissioner Hoch. It was voted upon and carried.

Chairman Hawkins noted that, at this time, we would have been done with variances had it not been for all of the late requests he had received. He called attention to the fact that fourteen "C" applications had been timely filed for the October agenda, and discussed late applications further.

This variance was heard out of order so that Commissioner Mitchell could be present for the discussion.

- (25) 15-10-49 631 Apartments, Bloomington

Carrie Ballinger, RTM Consultants, spoke as proponent. The existing office building is being converted to apartments. The building had been evaluated under Section 3412, and, by interpretation of Exception 5 in Section 1021.2 and Table 1021.2(1), the proponent felt that no variance was required to omit the emergency escape and rescue openings in the bedrooms of the single-exit units for which they had been cited. The units are not sprinkled, have no fire alarms, but do have smoke alarms. Jim Gerstbauer and Bobby LaRue, Monroe County Building Department, both appeared to speak against the variance, noting that no code allows no sprinklers, no egress, or both. Tim Clapp, Bloomington Fire Department, was unable to attend, but had submitted a written statement against the variance. Following a long discussion with Ed Rensink joining in, Commissioner Furnish moved to deny based on Section 3412.1 which states you must maintain or increase safety. Commissioner Scheurich made the second. It was voted upon and, by show of hands, was carried, with one nay vote.

Late Variances

The following variance applications were given an "L", or late, classification. Agency staff did not have adequate time to review or verify code edition and/or sections. Therefore, agency staff is not able to ensure the accuracy of the application.

- (26) 15-10-16 Canterbury Nursing & Rehabilitation Center, Ft. Wayne

Melissa Tupper, RTM Consultants, spoke as proponent. An existing portion of an I-2 occupancy, nursing home, was being changed to the dining and activity area for the I-1 occupancy, assisted living. The building will be evaluated using NFPA 101A, which allows dining areas to be open to the corridors. Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

- (27) 15-10-24 IPL Georgetown Road Maintenance Building, Indianapolis

Melissa Tupper, RTM Consultants, spoke as proponent. A new storage building was being constructed, and since IPL falls under the Critical Infrastructure Protection scope, the gate must comply with ASTM F 2200 and be listed with UL 325. The request was to allow the existing gate and fencing to remain in place though it does not meet all of the ASTM F 2200 requirements. Sam Bruner, Pike Twp. Fire Department, addressed the Commission, noting he did not object to the variance. Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

Breaking and reconvening. Chairman Hawkins recessed the Commission at 11:58a.m. It was called back to order at 1:01 p.m. Commissioner Mitchell was no longer in attendance.

- (28) 16331 Southmont Concession and Restroom Building, Crawfordsville

This application had appeared on the agenda as incomplete, with a missing designer affirmation. The affirmation had been received, and it was now eligible to be considered. Having been a "B" variance, no discussion was held. Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

- (29) 15-10-28 Trinity Episcopal Church Lobby Addition, Ft. Wayne

Ed Rensink, RTM Consultants, spoke as proponent. The existing church, built in 1865 with a 1955 addition, was to have a new entry and lobby which would provide a ramp for an accessible route while reducing existing egress travel distance. No sprinkler system would be provided. Following discussion and no objections by Jim Murua, Ft. Wayne Fire Department, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

- (30) 15-10-29(a)(b)(c) Beech Grove High School Performing Arts Academy, Beech Grove

Ed Rensink, RTM Consultants, spoke as proponent. An addition was being planned for the high school. Variance (a) was to allow temporary egress. The south lobby exterior exit doors for the competition gym and the 2 sets of doors from the Drama classroom would be closed. Exit lighting and signage would be provided and fire drills conducted to familiarize students and faculty with the temporary routes. Commissioner Furnish moved to approve with the condition that the variance be valid until March 31, 2017. Commissioner Von Deylen made the second. It was voted upon and carried. Variance (b) was to omit separation between the South lobby vestibule addition and the existing building. The area is intended for pedestrian traffic with little or no fire load, and to separate it would defeat its purpose. Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (c) was to allow a fire barrier in lieu of a fire wall in the sprinklered building to avoid the cost and difficulty of constructing a third wall between existing cmu walls and the cmu walls of the addition. Commissioner Furnish moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

- (31) 15-10-30(a)(b) Crackers Comedy Club, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The second floor of the existing, 1900's building is to be converted from office/business uses to the Crackers Comedy Club, an A-2 occupancy. The first floor is a restaurant. Variance (b) is to allow the omission of a vertical 1-hour fire barrier from the first floor to the roof deck due to the configuration of existing construction. The building will have an NFPA 13 sprinkler system, fire alarm and detection system, and the stair, with a direct exterior discharge, will be enclosed with rated doors on each floor level. Variance (a) was to allow the 36" back stairway to remain as it currently exists. The comedy club occupancy will be 300, and the building will be sprinklered. Following discussion, Commissioner Von Deylen moved to approve both (a) and (b), with the second by Commissioner Brown. It was voted upon and carried.

- (32) 15-10-31 Bartholomew County Historical Society Museum, Columbus

Ed Rensink, RTM Consultants, spoke as proponent. An existing building, constructed approximately 1929 or 1930, is being converted to the Historic Society. The basement will be used for storage, the first floor will house the museum, and the second floor will be used for an event space for 200 occupants. Structural loading repairs, following inspection, were found to be extensive for the second floor. The first floor structure will also be upgraded per the engineer evaluation. The request was to post an occupant load of 200 for the second floor. Following discussion, Commissioner Jordan moved to table to allow the proponent time to provide additional information. Commissioner Brown made the second. It was voted upon and carried.

- (33) 15-10-32 Putnam County Comprehensive Services Center, Greencastle

Ed Rensink, RTM Consultants, spoke as proponent. The request was to allow the 20 foot long pedestrian walkway between the existing and new building to omit the required 2-hour fire barrier at each end of the walkway. The walkway will be protected with sprinklers and the nonrated doors into the connector will be protected on each side with a sprinkler. The new building will be sprinklered, and the existing, non-sprinklered building has an 8" existing cmu wall at the connection. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

- (34) 15-10-33(a)(b) Greenwood Middle School, Greenwood

Ed Rensink, RTM Consultants, spoke as proponent. In variance (a) the request is to allow an 86 foot common path of travel for a small area within the first floor rest room when the double doors leading to the academic area are closed off after hours for building security during sporting or performance events. The building is sprinklered, and smoke detection will be provided in the area adjacent to the rest room to provide early warning. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (b) was to allow an unenclosed stairway with a floor opening which exceeds the opening allowed by code to be protected by a draft curtain 18 inches in depth with close spaced sprinklers as required by NFPA 13. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried.

- (35) 15-10-34(a)(b)(c) Penn Place Apartments, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The request in (a) was to allow the standpipes to be provided at the main level landings instead of the intermediate landings. David Carpenter, Indianapolis Fire Department, did not object. Commissioner Jordan moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (b) was to omit the push side 12-inch clearance for 2 doors on the first floor. These are not on an accessible route, and existing structural elements prevent compliance. An automatic door opener will be provided. Commissioner Jordan moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (c) was to allow environmental air exhaust outlets to be located within six inches of the top sash of the windows. Placement of the outlets were dictated by existing construction. Following discussion, Commissioner Von Deylen moved to approve with the condition that the top sashes of the windows be fixed in place. Commissioner Brown made the second. It was voted upon and carried.

(36) 15-10-35(a)(b)(c) IPL Modern Voltage Project, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. A renovation of the Monument Circle building is being done. Floors two through four will be suites for outside tenants, while floors five through ten will be used by the IPL operation. Variance (a) was to allow a dead end of 32 feet on the tenth floor due to the renovation of the existing cafeteria and meeting rooms into a café and conference center. The floor will be sprinklered, and smoke detection with a voice-alarm system will be installed. There are no egress doors from the meeting room spaces within the dead end corridor beyond the 23 feet allowed by code for a compliant dead end. Commissioner Von Deylen moved to deny. Motion died for lack of second. Commissioner Hoch moved to approve, with the second by Commissioner Brown. It was voted upon and carried with one nay. Variance (b) was to allow the corridors on the tenth floor to be unrated. The building will be sprinklered, but floors 2, 3, and 4 will remain unsprinklered until they are occupied to avoid the necessity of having to redesign the sprinkler pattern to accommodate each tenant's needs. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Brown. It was voted upon and carried. Variance (c) is to allow the first floor door of the ten story stair opening into the original 1927 lobby to be moved to the second floor to separate the first and second floor. The door will be 90-minute rated. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

(37) 15-10-36 IU Franklin Hall Renovation, Bloomington

Ed Rensink, RTM Consultants, spoke as proponent. A rooftop terrace is being created outside the Dean's Suite on the 3rd floor. It will be 14 inches higher than the level of the 3rd floor. The request is to be allowed to make the deck accessible by using a portable ramp system to be stored in a closet in the suite. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

(38) 15-10-37 The Blum Building, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. An existing building will have the 2nd and 3rd floors converted to apartments, while the basement and 1st floors will be offices. An addition will provide a new enclosed stair, an elevator, lobby and 2 private garages, one of which will open into the exit passageway. The building will be protected with an NFPA 13 system, a fire alarm system, and a smoke detection system. The stair, exit passageway and elevator will be separated by a 2-hour fire barrier with 90-minute doors. The request is to allow the openings into the exit passageway. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

(39) 15-10-38(a)(b)(c) Santorini Events Center, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. A 3-story building, constructed in 1922, is being converted into an event center. The project had been granted a CDR, but the City of Indianapolis they needed a Chapter 34 evaluation to comply with the change of occupancy requirements. The building will have a fire alarm with full detection system, sprinklers, 1-hour enclosed stairs connecting the 3 floors, and panic hardware on egress doors serving A occupancy areas. Following a refile of the project, the request in variance (a) is to allow occupancy of the facility for a period of up to 60 days prior to obtaining the Design Release for the Chapter 34 evaluation and construction needed to comply with change of occupancy requirements. All fire protection systems and egress elements will be fully functional prior to occupancy. Following discussion, Commissioner Hoch moved to approve with the condition that all life safety systems are operational, tested, and inspected before occupancy. Commissioner Scheunich made the second. It was voted upon and carried. Variance (b) was to allow the rated doors provided for the enclosed stairs on all 3 floors to remain a 2'8" wide door instead of a compliant 3'0" door. The existing openings in the masonry walls will only allow a 2'8" door. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (c) was to request a score of 7 for vertical openings for 2 existing freight elevator shafts. The original elevators have open-grate accordion openings and providing rated doors for the enclosures is not practical. A draft curtain with close spaced sprinklers will be provided. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

(40) 15-10-39(a)(b) Studebaker Building, South Bend

Ed Rensink, RTM Consultants, spoke as proponent. A new mezzanine, constructed within the first story of the building, will be used as common space for tenants with 3D printing equipment and meeting areas available. It will have unprotected steel columns and beams supporting a metal deck with concrete topping. Sprinklers will spray the web of steel, and the sprinkler system under the mezzanine will be ordinary hazard instead of the required light hazard. The request is to omit fireproofing for the steel. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. The request in variance (b) is to allow the use of an existing multiwythe masonry exterior wall to be used in place of a firewall to establish building area for a Chapter 34 evaluation. The wall is a minimum 3-hour rated wall, and doors or openings will be rated or protected with a sprinkler on each side of the opening at ceiling level. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

- (41) 15-10-40 (a)(b) Darrin's Coffee, Zionsville

Carrie Ballinger, RTM Consultants, spoke as proponent. An existing building has retail space on the first floor being converted to a coffee shop, with apartments above. The request in variance (a) is to allow 5 points for HVAC systems without separate systems for each story. They will provide smoke dampers in the penetrating ductwork, controlled by a smoke detection system. The building is sprinklered, and has a fire alarm system. Josh Frost, Zionsville Fire Department, had no objections to the variance. Following discussion, Commissioner Furnish moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried. Variance (b) was to allow a score for category e to be taken for the NFPA 13 system without sprinklers in concealed spaces, an existing condition. Following discussion, Commissioner Brown moved to approve with the condition that heat detectors be installed in the concealed spaces. Commissioner Von Deylen made the second. It was voted upon and carried.

- (42) 15-10-41(a)(b)(c) The Pointe Church Child Care Addition, Ft. Wayne

Dennis Bradshaw, FP&C Consultants, spoke as proponent. In variance (a), a new child care addition was being added without the corridors being 1-hour construction with rated door assemblies. The existing church will not be sprinklered, while the existing gymnasium, separated by a 2-hour fire wall from the church, will be sprinklered as part of the addition project. The request was to allow non-rated corridors. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (b) was a request to allow non-rated glazed doors in the fire barriers instead of the required 90 minute rated assemblies. The door and window openings will be protected by close spaced sprinklers designed to wash the non-rated assemblies. The doors will be equipped with closers. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (c) was to allow the child care addition to be separated from the gymnasium by a 2-hour fire barrier in lieu of the required 2-hour fire wall. The new addition and the existing gymnasium will be sprinklered, and the gymnasium is separated from the existing church by a 2-hour fire wall. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

- (43) 15-10-42(a)(b) River North at Keystone Apartments, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. Variance (a), a request for a ships ladder for roof access, was withdrawn by the proponent. Variance (b) is a request to allow the enclosed garage to be separated by 2-hour fire barriers, not the structurally independent fire walls required by code. The garage is protected by an NFPA 13R system, and the adjacent apartment is protected by an NFPA 13 system. Code requires fire walls to be structurally independent unless both sides of the building are a 13 system. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried.

- (44) 15-10-43 Maple Ridge Academy, Ft. Wayne

Ed Rensink, RTM Consultants, spoke as proponent. An existing 2-story building with a basement had been a library for Taylor University. It was sold and is being developed as a Montessori school in the basement and offices on the first and second floors. The request is to omit a fire wall between the adjacent building and the building being converted. Existing doors in the cmu walls will be replaced with 1-hour rated doors, and egress from the basement is directly to the exterior at grade. Both buildings are sprinklered throughout. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

Breaking and reconvening. Chairman Hawkins recessed the Commission at 2:40 p.m. It was called back to order at 2:56 p.m.

- (45) 15-10-44(a)(b)(c) Danville Public Library Addition, Danville

Ed Rensink, RTM Consultants, spoke as proponent. A limited renovation and addition is being planned for the library. Variance (a) is a request to omit the required sprinkler system. The 2-story building has an assembly space, with a calculated occupant load of 142 for row seating and 67 for table-and-chair seating, located on the first floor. The travel distance is 58 feet. The 2nd floor, a B occupancy, has a calculated occupant load of under 50. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hite. It was voted upon and carried with one nay vote. Variance (b) is to allow the aggregate width of rated openings to exceed the allowed amount. The openings will be protected with 90-minute rated doors with automatic closing devices activated by smoke detectors located per NFPA 72. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (c) was to allow the existing exterior masonry wall to serve as a fire barrier to separate the addition. Existing openings in the wall will be either infilled with rated construction or otherwise provided with protected openings. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried.

- (46) 15-10-45 Enterprise Car Rental Kiosk Addition, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. A previous variance, 10-07-24, had been granted to allow 12 kiosks in the airport open parking garage and Ground Transportation Center. The request is to allow an additional kiosk of approximately 44 square feet, of noncombustible metal and glass construction. Following discussion,

Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

(47) 15-10-47 Medical Protective Addition and Renovation, Ft. Wayne

Dennis Bradshaw, FP&C Consultants, spoke as proponent. The existing, sprinklered 2-story building is connected to a single story building by a pedestrian connector. A non-sprinklered fitness center was added, separated by a fire wall. A new sprinklered addition of Type VB construction will be added to the building, but must be separated by a 4-hour fire wall due to the reduction of yard space for the existing unlimited area building. The request is to allow the sprinklered addition to be separated from the sprinklered existing building by a 2-hour fire wall. Jim Murua, Ft. Wayne Fire Department, also addressed the Commission. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

(48) 15-10-51 Hammond RFC, Hammond

(49) 15-10-52 Hammond RFC, Hammond

Mark Riffey, Ryan Fireprotection, spoke as proponent. By code, the assisted living facility was required to have a structurally independent or double fire wall. The request was to allow the construction of 2 separate 2-hour firewalls arranged to create 3 compartments per floor. This would also create an area of refuge for occupants on all floors. An NFPA 13R sprinkler system would be installed on the residential floors, and an NFPA 13 system will be for non-residential areas on the first floor. Following discussion, Commissioner Von Deylen moved to approve both, with the second by Commissioner Hoch. It was voted upon and carried.

(50) 15-10-53(a)(b) Meridian Hills Maintenance Storage Building, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Variance (a) was a request to allow the maintenance building for the Meridian Hills Country Club to exceed the 150' distance by 150' from an existing area for fire apparatus. A complying access would be well into the golf course area. Variance (b) was to allow the building to exceed the 400' distance from a fire hydrant by 150'. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Jordan. It was voted upon and carried.

Incomplete Variances

The following applications were incomplete at the time of the meeting, and had not yet been assigned a variance number or reviewed. At the discretion of the Chairman, these applications were added to the agenda and heard.

- (51) 15-10-60 Greenhouse Addition to Sullivan Hardware Do It Center, Indianapolis

Dennis Bradshaw, FP&C Consultants, spoke as proponent. The request was to not comply with ComCheck for the greenhouse addition. The building will not be cooled and have only minimal heat in winter. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

- (52) 15-10-61(a)(b)(c)(d)(e)(f) Rectory Remodel Plans for Holy Rosary Church, Indianapolis

Christina Colletter, RTM Consultants, spoke as proponent. The residential area of the existing rectory was being remodeled and variances had been granted under the 2008 code, with the project then put on hold. It then needed to be refiled. The code year changed, but the items didn't. Variance (b) was to allow a roof-top deck for the rectory/convent residents to have only one exit. Variance (c) was to allow the re-use of existing, historic panel doors and frames. Variance (d) was to allow a new half-bath to not be accessible. Variance (e) was to allow non-compliance with the Energy Code in the 1925 building. Variance (f) was to allow the stair extension to the roof to continue the rise and run of the existing stair. Following discussion, Commissioner Von Deylen moved to approve variances (b) through (e). The second was made by Commissioner Hoch. It was voted upon and carried. Variance (a) was to allow the renovation of the priest's living area to include relocating the existing kitchen to the dining area, turning a portion of the existing kitchen into a sleeping room, and providing an accessible bathroom. The City of Indianapolis had required the new floor to have a 2-hour separation. The existing construction of the building does not permit a 2-hour rated floor assembly. Following discussion, Commissioner Von Deylen moved no variance required, with the second by Commissioner Hoch. It was voted upon and carried.

- (53) 15-10-62(a)(b)(c)(d)(e)(f) St. Vincent Training Facility, Indianapolis

Christina Colletter, RTM Consultants, spoke as proponent. An existing building is being converted to the Pacer training facility. Variance (a) is to allow the southern exterior wall with glazed openings exceeding the amount permitted by code to be adjacent to the CSX train tracks. The building is fully sprinklered, and the owner wishes to make use of the natural light. Following discussion, Commissioner Hoch moved to approve with the second by Commissioner Scheurich. It was voted upon and carried. Variance (b) was to allow the linen chute and waste chute to not extend above the roof. The chutes will be mechanically ventilated, connected to an emergency power system to operate continuously until activation of a sprinkler flow switch to the chute. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Brown. It was voted upon and carried. Variance (c) was a request to not be considered a high rise building. Because the building levels are stepped, the highest point of the building measures 8 feet over a compliant height. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (d) was to

allow the tunnel connecting the training facility to Banker's Life Fieldhouse to have a 2-hour separation at the Fieldhouse entrance, but not at the training facility entrance to the tunnel. Since it opens into a 2-hour rated elevator and stair enclosure which is separated from the rest of the building, the proponent felt the additional set of doors would not provide additional safety benefits. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (e) was to allow the steel columns at the west wall of the practice gym to not be rated 2-hours as required by code. The area will be sprinklered with ordinary hazard, group 2 sprinklers positioned to wet the columns. The columns support only the exterior wall and unprotected roof. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (f) was to omit compliance with ADA requirements for the Training Center locker rooms and team break/dining area as they are designed for members of the teams who would not be comfortable using counters, etc. at the heights called for in the code. Alternate facilities which are accessible are available. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

(54) 15-10-63(a)(b) Ladago Basketball Building, Lafayette

Tim Callas, J&T Consulting, spoke as proponent. Variance (a) was a request to omit the sprinkler system. Variance (b) was to allow the mezzanine level for parents and sibling viewing for less than 50 occupants to put the building over-area for construction type. The proponent requested the applications be tabled. Commissioner Von Deylen moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

(55) 15-10-65 Beechy Moldings Addition, Shipshewana

Tim Callas, J&T Consulting, spoke as proponent. The request was to omit the sprinkler system. The woodworking facility will have a dust collection system, designed and installed per NFPA 664. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried.

(56) 15-10-66 Peridot Connector, Hoagland

Tim Callas, J&T Consulting, spoke as proponent. A facility which produces custom metal and polymer molding moldings wish to join their two buildings with a 16'x30' connector to keep their materials out of the weather when they are being moved from one building to the other. A 3-hour rated openings will be provided at each end of the connector, though code requires a 3-hour fire wall to reduce the amount of opening to 25%. Following

discussion, Commissioner Hoch moved to approve, with the second by Commissioner Hite. It was voted upon and carried.

(57) 15-10-67 Beck's Superior Hybrid's Hanger Fuel Enclosure, Zionsville

Tim Callas, J&T Consulting, Caleb Bruner, Beck's Hybrids, and John Alberti, Woolpert, Inc., spoke as proponents. A fuel enclosure for corporate jets and helicopters is being built. It will have 2 12,000 gallon tanks and sprinklers, but will not have mechanical ventilation. Ventilation will be provided by architectural mesh in the hanger and tank area. The walls are 3-hour, blast-resistant walls dispensing is done outside of the enclosure. A fire alarm, manual pull stations and strobes with horns will also be provided. Calculations, using information from the airport authority on wind direction, air speed and wind direction change, it was found that the natural ventilation provided air changes and meets the intent of the code. Josh Frost, Zionsville Fire Department, also appeared before the Commission. He requested that the ventilation system to be installed include louvers. Following discussion, Commissioner Von Deylen moved to approve with the condition that the louvers, as requested by the fire department, be provided. Commissioner Hoch made the second. It was voted upon and carried.

(58) 15-10-58(a)(b) Girl Scouts of Central Indiana Headquarters, Indianapolis

No proponent was available for questions. Commissioner Von Deylen moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

(59) 15-10-02 Historic Central Apartments Pool, Indianapolis

No proponent was available for questions. Commissioner Von Deylen moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

8. Reconsideration of variance #16108 Second Floor Renovations to Haro Building, East Chicago

Christina Collester, RTM Consultants, spoke as proponent. The proponent had promised at the September meeting when the variance had been approved, that they would provide the acknowledgements to clear the variance application. There had been no submission to date. Dean Illingworth, Fire and Building Code Compliance Officer, addressed the Commission, noting that the architect had withdrawn and had removed his seal from the drawings, thus affecting the CDR. Von Deylen moved to table to allow the proponent to get the acknowledgement from the LFO. Commissioner Hoch made the second. It was voted upon and carried.

9. Discussion and Commission actions on Petition for Review (Timely filed unless otherwise noted)

Westfield Washington Schools
Order – Fire and Building Code Enforcement – *not timely filed*

Commissioner Brown moved to deny the Petitions for Review, with the second by Commissioner Hite. It was voted upon and carried. Commissioner Jordan abstained.

10. Discussion and Possible Commission Action

YMCA Jorgenson Cabin
Administrative Cause No. DHS-1517-FPBSC- 012
Non-Final Order of Dismissal

Brenneman Day Care
Administrative Cause No. DHS-1516-FPBSC-011
Non-Final Order of Dismissal

Indiana Shingle Recycling
Administrative Cause No. 14-14
Non-Final Order of Dismissal

AccessAbilities Inc.
Administrative Cause No. 14-07
Non-Final order of Dismissal

Hope Worship Center
Administrative Cause No. DHS-1519-FPBSC-014
Non-Final Order of Dismissal

Commissioner Jordan moved affirm the Non-Final Orders of Dismissal. Commissioner Brown made the second. It was voted upon and carried.

Stewart Furniture Building
Administrative Cause No. 14-16
Notice of Second Non-Final Oder

An agreement had been signed which stated that once they had vacated the building, it would no longer be a Class One structure. The Commission did not approve the agreement and asked that it be reworded. The indicated language had been removed except for Section II, Number 7, where language concerning the filing of a CDR implied that it may not be a Class One structure remained. Following a lengthy discussion, Commissioner Brown moved to deny the agreed order based on the language in Section II, Number 7, regarding the voluntary vacating of the building, making it appear to no longer be considered a Class One structure. Commissioner Hoch made the second. It was voted upon and carried.

Goosetown Restaurant
Administrative Cause No. DHS-1518-FPBSC-013
Notice of Non-Final Order

During the discussion led by Chairman Hawkins, it was noted that the Administrative Law Judge had access to information which had not been presented during the initial hearing of the variance application, including the installation manual and a previous variance reference, # 12-05-26, Coal Pizza, to the 2008 Mechanical Code, which led to his decision in favor of the restaurant. Chairman Hawkins stated his concerns, noting the previous variance had been granted to a different code, and the method by which the financial hardship was presented. He stated that while he did not disagree with the result, he didn't agree with the reason. Following a summary of options by James Schmidt, it was decided to issue a notice of intent to review based upon the other variance referenced had been granted to the 2008 Mechanical Code which is no longer enforced, and the narrow scope of information presented to prove financial hardship. The Commission set the date of November 18, 2015, for briefs to be filed. The issue was to be placed on the December 1, 2015 agenda.

11. Comments - Dean Illingworth

Dean Illingworth, Code Compliance Officer, thanked the Commission for working with us during the transition the department had been going through, noting that we were not finished with the changes yet. He also applauded the staff for working so hard to get things ready for the Commission. He noted that the number of late applications had been a part of that. He noted there were 28 timely applications, 17 of which were in an "A/B" category, with staff reviews. He stated that after lunch, we had heard 35 "C" category applications, and if you did the mathematical extrapolation, 21 could have been in the "A/B" category if staff had been given time to do the staff reviews. He then acknowledged that the Commission makes the decisions, and that we'll follow them while trying to do a good job for you.

12. Comments – Chairman Hawkins

Chairman Hawkins briefly discussed non-rule policies as they related to staff. He noted that staff for the Commission had been reduced to two people, and if code committees were to be formed, they would need volunteers to run them. He asked that, if interested, to see him.

13. Adjournment

Chairman Hawkins then adjourned the meeting at 4:27 p.m.

APPROVED _____
John Hawkins, Chairman